

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 91-66

Introduced by Council Member Glassman

Legislative Day No. 91-32 Date November 5, 1991

AN ACT to add the definition of "fire station assembly hall" to Section 267-4, Definitions, of Article I, General Provisions, to add Subsection C(5) to Section 267-34, AG Agricultural District, of Article VI, District Regulations, to repeal and reenact, with amendments, Subsection C(5) of Section 267-53, Specific Standards, of Article VIII, Special Exceptions, and to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Institutional, all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to allow fire stations with certain assembly halls in the agricultural zoning district under certain circumstances; to define a certain term; and generally relating to fire stations.

By the Council, November 5, 1991

Introduced, read first time, ordered posted and public hearing scheduled

on: December 3, 1991

at: 6:00 P.M.

By Order: Doris Paulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on December 3, 1991, and concluded on, December 3, 1991

Doris Paulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, That the definition of "fire station assembly
3 hall" be, and it is hereby, added to Section 267-4, Definitions,
4 of Article I, General Provisions, that Subsection C(5) be, and it
5 is hereby, added to Section 267-34, AG Agricultural District, of
6 Article VI, District Regulations, that Subsection C(5), of Section
7 267-53, Specific Standards, of Article VIII, Special Exceptions,
8 be, and it is hereby, repealed and reenacted with amendments, and
9 that Table I: Principal Permitted Uses for Specific Zoning
10 Districts: Institutional, be, and it is hereby, repealed and
11 reenacted with amendments, all of Part 1, Standards, of Chapter
12 267, Zoning, of the Harford County Code, as amended, and all to
13 read as follows:

14 Chapter 267. Zoning.

15 Part 1. Standards.

16 Article I. General Provisions.

17 Section 267-4. Definitions.

18 For purposes of this Part 1, the following words and phrases
19 shall have the meanings provided below:

20 FIRE STATION ASSEMBLY HALL - A BUILDING THAT IS OWNED BY A
21 VOLUNTEER FIRE COMPANY AND THAT UNDER THE STATE FIRE PREVENTION
22 CODE HAS A PERMITTED CAPACITY OF MORE THAN 150 PERSONS.

23 Article VI. District Regulations.

24 Section 267-34. AG Agricultural District.

25 C. Specific regulations. The following uses are permitted,
26 subject to the additional requirements below:

27 (5) FIRE STATIONS WITH FIRE STATION ASSEMBLY HALLS SHALL

1 BE PERMITTED IN ACCORDANCE WITH THE FOLLOWING:

2 (a) ACCESS TO THE FIRE STATION AND THE FIRE STATION
3 ASSEMBLY HALL SHALL BE FROM A ROAD DESIGNATED AS PRINCIPAL ARTERIAL
4 OR MINOR ARTERIAL IN THE MAJOR ROAD PLAN; AND

5 (b) ONLY 1 FIRE STATION WITH A FIRE STATION
6 ASSEMBLY HALL IS PERMITTED IN THE AG DISTRICT FOR EACH VOLUNTEER
7 FIRE COMPANY.

8 Article VIII. Special Exceptions.

9 Section 267-53. Specific Standards.

10 C. Institutional uses.

11 (5) Fire station, with FIRE STATION assembly [halls]
12 HALL. This use may be granted in the [AG,] RR, R, R1, R2, R3, R4,
13 and VR Districts, provided that:

14 (a) A minimum parcel area of three (3) acres is
15 established.

16 (b) Any building shall be at least one hundred
17 (100) feet from any adjacent residential lot and at least fifty
18 (50) feet from any other lot line. The front yard depth shall be
19 at least one hundred (100) feet, except along roads with eighty-
20 foot rights-of-way or more, where the front yard depth shall be at
21 least fifty (50) feet.

22 (c) Total building coverage shall not be more than
23 thirty percent (30%) of the parcel area.

24 (d) No parking space shall be located in any
25 required front yard or less than fifty (50) feet from any adjacent
26 residential lot.

1 (e) A buffer yard of at least ten (10) feet shall
2 be provided along any boundary with an adjacent residential lot.

3 Section 2. And Be It Further Enacted, That this Act shall take
4 effect 60 calendar days from the date it becomes law.

5 EFFECTIVE: February 4, 1992

6
7 The Secretary of the Council does hereby
8 certify that fifteen (15) copies of this Bill
9 are immediately available for distribution to
10 the public and the press.

11 Doris Paulsen, Secretary
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Table E:
Principal Permitted Uses for Specific Zoning Districts:

INSTITUTIONAL

[Amended by Bill Nos. 85-19, 88-85, 88-87, 90-6, 90-30]

USE CLASSIFICATION				ZONING DISTRICTS												
INSTITUTIONAL	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	GI	OR
Cemeteries, memorial gardens and crematories	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE		
Civic service clubs and fraternal organizations	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		
Community centers or assembly halls	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		
Day-care centers	SE	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	SE	SE	SE
Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fire stations, with [assembly hall] FIRE STATION ASSEMBLY HALL	P [SE]	SE	SE	SE	SE	SE	SE		SE	P	P	P	P	P		
Hospitals					SE	SE	SE	SE	SE	P	P	P	P	P		
Houses of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Parks; recreation areas, centers and facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Prisons														P	P	P
Schools, colleges and universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

KEY:

- "P" indicates permitted subject to applicable code requirements.
- "SD" indicates permitted subject to special development regulations, pursuant to Article VII
- "SE" indicates permitted subject to special exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- A blank cell indicates that the use is not permitted.

BY THE COUNCIL

BILL NO. 91-66

Read the third time.

Passed: LSD 91-36 (December 3, 1991)

Failed of Passage: _____

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for her approval this 4th day of December,
1991 at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

Eileen M. Lehmann
COUNTY EXECUTIVE

APPROVED:

Date December 6, 1991

BY THE COUNCIL

This Bill, (No. 91-66), having been approved by the County
Executive and returned to the Council, becomes law on December 6, 1991.

Doris Poulsen, Secretary

EFFECTIVE DATE: February 4, 1992